

**CPAM 2005-0003, Comprehensive Plan Amendment
for Upper Broad Run and Upper Foley Subareas**

Proposed Revised General Plan Policy Amendments

September 6, 2005

Blue, strike-through text to be deleted; red, underlined text to be added.

Chapter 2- Planning Approach

(Amend Policy 2, p. 2-14):

2. The County encourages a variety of housing types and innovative designs to be developed in mixed-use communities to assist in achieving affordable and workforce housing goals.

(Amend Policy 4, p. 2-14):

4. The County will identify options for affordable and workforce housing development in the Transition Policy Area not covered by the ADU zoning ordinance and work toward an implementation plan.

(Amend Policy 13, p. 2-14):

13. Developers of residential and mixed-use projects are encouraged to include affordable and workforce housing proffers in their development proposals.

(Amend Policy 22, p. 2-15):

22. Adult/retirement communities are encouraged in areas where conventional residential development is also located, provided:

- a. The proposed adult/retirement community includes on-site services and amenities to serve the elderly community or is within a safe walking distance to such services and amenities.
- b. The proposed density and design of the adult/retirement community is compatible with surrounding residential and non-residential uses.
- c. The proposed use is adequately served by roads, utilities, pedestrian and bicycle facilities and other services.
- d. The adult/retirement community complies with the relevant design and location criteria for ~~Suburban Residential Neighborhoods~~ community in which it is located.
- e. The adult/retirement community is visually and physically integrated into adjacent communities.

(Add Policy 24, p. 2-15):

24. The County will explore options for the creation of programs and tools that will increase workforce housing opportunities.

(Add Policy 25, p. 2-15):

25. The County will examine the authority to establish and use the benefits of Housing Trust Funds to help expand workforce housing opportunities.

(Add Policy 26, p. 2-15):

26. The County anticipates that all residential projects will seek to provide affordable housing beyond that provided through the Affordable Housing Program. Workforce housing will be encouraged in all projects through both programmatic and design approaches.

(Add Policy 27, p. 2-15):

27. The County will encourage public and private workforce housing initiatives to provide increased housing opportunities for residents and the local workforce.

(Add Policy 28, p. 2-15):

28. Workforce housing should be located as close as possible to employment opportunities and incorporated within mixed use communities.